



11 ROSEBANK CLOSE
LEEDS, LS17 8FS

£799,995
FREEHOLD

Looking for the perfect family home in LS17? This immaculately presented, five-bedroom detached home occupies an enviable corner plot and boasts a gorgeous South-West facing garden!

MONROE

SELLERS OF THE FINEST HOMES

11 ROSEBANK CLOSE

- Five bedroom detached family home
- Immaculately presented throughout
- Show-stopper open plan kitchen-living-diner with 3 metre island
- Four double bedrooms and an impressive primary suite
- Plantation shutters to every window across the ground floor
- Sonos powered ceiling speakers
- Gorgeous landscaped South-West facing garden
- Double garage with a resin floor
- EV charging point
- Highly sought-after location of Shadwell



11 Rosebank Close

This outstanding five-bedroom home, located in the highly sought-after North Leeds suburb of Shadwell, effortlessly combines contemporary luxury with timeless elegance. Recently renovated to the highest standards, this home offers a seamless blend of contemporary design, expansive living spaces, and premium finishes.

Upon entering, you are welcomed into a bright and spacious hallway that leads to an inviting formal living room, a convenient WC, a newly fitted utility room, and a spectacular open-plan kitchen-living-dining area. The heart of the home is the German-designed kitchen, featuring a striking 3-meter island, sleek quartz worktops with matching splashbacks, and oak parquet flooring throughout. The kitchen further boasts high-end appliances and thoughtful details, including a dual-zone wine cooler, a Quooker hot tap, a pull-out larder, and an induction hob with an integrated extractor. Designed with entertaining in mind, the dining area is fitted with built-in Sonos speakers and bi-folding doors that open to a large terrace, ideal for indoor-outdoor living.

Upstairs, the home boasts five bedrooms, including four generous doubles and a remarkable primary suite. The primary suite features a spacious 5-meter walk-in wardrobe, a luxurious en-suite with a large walk-in shower and an integrated Sonos speaker system. The

second bedroom also benefits from an en-suite shower room and a fitted walk-in wardrobe. An additional house bathroom is conveniently located off the landing. Throughout the property, ample storage solutions are provided, including three large cupboards and a partially boarded loft with a pull-down ladder and LED strip lighting.

Every detail has been thoughtfully considered, with new recessed halogen downlights, bespoke painted wooden plantation shutters throughout the ground floor, and dual zone 'Nest' thermostats for ultimate comfort and control.

The exterior of the property is equally impressive, with a beautifully landscaped southwest facing garden that has been transformed into an outdoor oasis. The raised 'floating' lawn, newly laid ceramic tiles, remote-controlled lighting, and striking olive tree create an atmosphere of calm and beauty. A metal storage shed sits on a poured concrete base, offering additional garden storage. The home also benefits from ample parking, a newly installed EV charging point, and a full-sized double garage with a resin-coated floor and painted interior.

ENVIRONS

This property is conveniently situated on the outskirts

of Shadwell village, a mere six miles from the city centre of Leeds. Despite its tranquil location, it offers easy access to other commercial hubs in Yorkshire, including Harrogate and York, owing to its excellent road connectivity to the region's motorway infrastructure. The area is well-endowed with remarkable shopping and sporting facilities and boasts a range of exceptional primary and secondary schools, such as Shadwell Primary School and the prestigious Grammar School at Leeds, located just two miles away.

REASONS TO BUY

- Immaculately presented throughout
- Five-bedroom detached family home
- Show-stopper open plan kitchen-living-diner with 3-metre island
- Four double bedrooms and an impressive primary suite
- Plantation shutters to every window across the ground floor
- Sonos-powered ceiling speakers
- Gorgeous landscaped South-West facing garden

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents 01937534755.

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Main House Gross internal floor area (approx.): 229.9 sq m (2,475 sq ft)

Garage Gross internal floor area (approx.): 28.4 sq m (306 sq ft)

Combined Gross internal floor area (approx.): 258.4 sq m (2,781 sq ft)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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